Broadway and 11th Street Rezoning, Queens

Zoning Comparison Table

	Existing Zoning (R5)		Proposed Zoning M1-4/R7A (MX) Special Mixed Use District (MIH)	
	ZR Section #	**R5**	**ZR Section #**	**M1-4/R7A (MIH)**
USE GROUPS	22-10	1, 2, 3, 4	117-21/123-20	1 - 14, 16, 17
Maximum FAR (Total)				
Residential	23-142	1.25	123-64 -> 23-154*	4.6
Affordable Independent Residences for Seniors	23-144	1.95	123-63 -> 23-155	5.01
Community Facility	24-11	2.00	123-62 -> 24-11	3
Commercial	n/a	n/a	123-64 -> 43-12	2
Commercial and Community Facility	n/a	n/a	123-62 -> 24-11	3
Manufacturing	n/a	n/a	123-64 -> 43-12	2
YARDS				
Minimum Front Yard	23-45a	10' or 18' (with garage)	123-651	None
Minimum Side Yard	23-461(b)	8' (1) or 13' (2)	123-651	None or 8'
Minimum Rear Yard	23-47	30'	123-652	20', 30' (Residential)
Max. Interior Lot Coverage	23-142	55%	123-63 -> 23-153	65%
Maximum Lot Coverage	24-11	60% (Corner)	123-63 -> 23-153	100% (Corner)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	123-662 -> 23-662	40'
Maximum Base Height	23-631(d)	30'	123-662 -> 23-664*	75'
Maximum Building Height	23-631(d)	40'	123-662 -> 23-664*	95'/9-Stories**
Maximum Height of Front Wall	23-631(d)	30'	123-662 -> 23-664*	75'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(d)	15'	123-662 -> 23-662	15'
Setbacks from Wide Streets	23-631(d)	15'	123-662 -> 23-662	10'
DENSITY				
Affordable Dwelling Units	23-22	760 or 900 (built up areas)	23-22	680 sf/DU
PARKING				
Residential	25-23	85%	123-72 -> 25-23	50%
Commercial/Manufacturing	n/a	n/a	123-71 -> 44-20	By Use
Income Restricted Housing	12-10/25-251	None (Transit Zone)	123-72 -> 12-10/25-251	25% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	123-72 -> 12-10/25-252	10% or None (Transit Zone)
Government Assisted Parking	12-10/25-253	70%	123-72 -> 12-10/25-253	35%
LOADING				
Commercial	n/a	n/a	123-71 -> 36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

* When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90

** When providing qualifying ground floor